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 Individual appearing without attorney Attorney for: Larry Simons, Chapter 7 Trustee 	
UNITED STATES BANKRUPTCY COURT	
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re:	CASE NO.: 6:19-bk-18467-WJ
	CHAPTER: 7
ROMULO LOERA,	
	NOTICE OF SALE OF ESTATE PROPERTY
Debtor(s).	
Sale Date: 08/09/2022	Time: 1:00 pm
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Location: 3420 Twelfth Street, Courtroom 304, Riverside, CA 92501	
Type of Sale: ☐ Private Last date to file objections: 07/26/2022	
Description of property to be sold: Real property consisting of 9.33 acres of vacant land in Beaumont, California	
(the "Property"), with a legal description as follows: Parcel A: Lot 4 in Block 169 of the Amended Map of the Town of	
Beaumont, as per Map recorded in Book 6, Pages 16 and 17 of Maps, records of Riverside County, State of California.	
Parcel B: Lot 5 in Block 169 of Amended Map of the Town of Beaumont, as per Map recorded in Book 6, Pages 16 and 17 of Maps, records of Riverside County, State of California. Excepting therefrom the North 3 acres of Lot 5.	
Terms and conditions of sale : Sale of the Estate's right, title, and interest in the Property to Snipe Equipment, LLC, on an as-is, where-is basis, and without any warranties, express or implied, and without any contingencies pursuant to	
11 U.S.C § 363(b)(1) and (f), free and clear of liens, claims, interests, and encumbrances, with such liens, interests,	
claims, and encumbrances to attach to the sale proceeds, net of expenses of sale, with the same priority and rights of	
enforcement as previously existed.	
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Proposed sale price: \$ 789,950.00	

Overbid procedure (if any): Submit overbid deposit of \$23,698.50 to Trustee's counsel as stated below.

Initial overbid on the Property must be no lower than \$800,000.00, with subsequent overbids to be made in increments of \$5,000.00. Overbidders must notify the Trustee's counsel at least 2 days before the hearing date of intention to overbid.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

August 9, 2022 at 1:00 p.m. before the Honorable Wayne E. Johnson, United States Bankruptcy Judge, Courtroom 304, 3420 Twelfth Street, Riverside, California 92501-3819.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Attorneys for Larry Simons, Chapter 7 Trustee: David Seror, Esq.; Ryan F. Coy, Esq. BG Law LLP 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367

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Email: dseror@bg.law; rcoy@bg.law

Date: 07/15/2022